

# Flathead County

## Planning & Zoning

40 11<sup>th</sup> Street West, Suite 220 Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### **MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION**

*Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$** \_\_\_\_\_

**SUBDIVISION NAME:** Montana Raceway Subdivision

**OWNER(S) OF RECORD:**

Name: Thornton Motorsports LLC Phone: 760-522-4339

Mailing Address: P.O. Box 280

City, State, Zip: Whitefish, MT 59937

Email: \_\_\_\_\_

**APPLICANT (IF DIFFERENT THAN ABOVE):**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

**TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: APEC Engineering Phone: 406-393-2127

Mailing Address: 75 Somers Road

City, State, Zip: Somers, MT 59932

Email: tobias@apex-mt.com

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email: \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY:**

Street Address 3790 Highway 93 N.

City/State & Zip Kalispell, MT 59901

Assessor's Tract No.(s) 0956300 Lot No.(s) \_\_\_\_\_

Section 12 Township 29N Range 22W

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:** \_\_\_\_\_

Residential, Single-Family detached homes, 1/2 acre lots

Number of Lots or Rental Spaces \_\_\_\_\_ Total Acreage in Subdivision 40

Total Acreage in Lots 29.01 Minimum Size of Lots or Spaces 16,737 sq. ft.

Total Acreage in Streets or Roads 6.64 Maximum Size of Lots or Spaces 41,588 sq. ft.

Total Acreage in Parks, Open Spaces and/or Common Areas 4.95

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family X 57 Townhouse \_\_\_\_\_ Mobile Home Park \_\_\_\_\_

Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Recreational Vehicle Park \_\_\_\_\_

Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Planned Unit Development \_\_\_\_\_

Condominium \_\_\_\_\_ Multi-Family \_\_\_\_\_ Other \_\_\_\_\_

**APPLICABLE ZONING DESIGNATION & DISTRICT:** AG-40

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS?** Yes

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** \$1,149,073

**IMPROVEMENTS TO BE PROVIDED:**

**Roads:** \_\_\_\_\_ Gravel X Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_

\* **Water System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User X Public

\* **Sewer System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User X Public

**Other Utilities:** X Cable TV X Telephone X Electric \_\_\_\_\_ Gas \_\_\_\_\_ Other \_\_\_\_\_

**Solid Waste:** \_\_\_\_\_ Home Pick Up \_\_\_\_\_ Central Storage \_\_\_\_\_ Contract Hauler X Owner Haul

**Mail Delivery:** X Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: Whitefish

**Fire Protection:** X Hydrants \_\_\_\_\_ Tanker Recharge \_\_\_\_\_ Fire District: West Valley

**Drainage System:** Roadside Swales into pond

\* **Individual** (one user)

**Shared** (two user)

**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)

**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

\* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

**PROPOSED EROSION/SEDIMENTATION CONTROL:** \_\_\_\_\_

Perimeter control during road construction, site BMP's during home construction

**VARIANCES: ARE ANY VARIANCES REQUESTED?** no (yes/no)

*(If yes, please complete the information on page 3)*

**SECTION OF REGULATIONS CREATING HARDSHIP:** \_\_\_\_\_

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED**

**BELOW:** *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

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2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

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3. The variance will not cause a substantial increase in public costs, now or in the future.

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4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

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5. The variance is consistent with the surrounding community character of the area.

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**APPLICATION CONTENTS:**

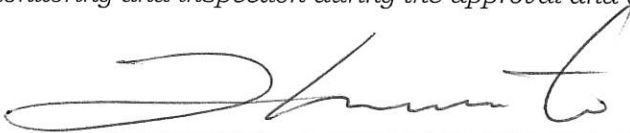
1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (*see attached form*). The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*

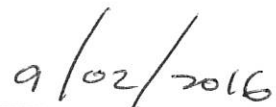
**Flathead County Planning & Zoning Office 40 11<sup>th</sup> Street West, Ste 220  
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*



Applicant Signature



Date

Owner(s) Signature (*all owners must sign*)

Date